



RECEIVED

January 2, 2002

2002 JAN -8 PM 12:05

AR/OK/TX BRANCH

Ms. Camille Hueni  
Environmental Protection Agency  
Superfund Division  
1445 Ross Avenue  
Mail Code 6SF-AP  
Dallas, Texas 75202-2733

**RE: Long-Term Operations and Maintenance Annual Report (Soil Remedy)  
South Cavalcade Superfund Site – Concrete Cap**

Dear Ms. Hueni:

This letter and attachments serve as the 2001 Long-Term Operations and Maintenance Annual Report (Report) for the soil remedy of the South Cavalcade Site located in Houston, Texas. This report is submitted to the Environmental Protection Agency as required by the Remedial Action Work Plan for the South Cavalcade Site on behalf of Beazer East, Inc.

The intent of this Report is to describe the condition of the site, delineate operation and maintenance activities completed during the year, detail proposed activities for the next year, and certify that the remedy continues to provide the protection specified by the Amended Record of Decision (ROD) dated June 27, 1997. This protection includes providing a barrier protective of human health and the environment by removing exposure pathways.

#### **Completed Maintenance Activities**

Prior to the site visit, current property owners were contacted to review maintenance activities that were performed during the past year as well as activities that are planned for the coming year. Property owners / lessees representatives that were contacted include the following:

Palletized Trucking Inc. – Mr. Mike King  
American Warehouses Inc. – Mr. A.V. Hartman  
Sullivan Transfer, Leasing property from Western Way Holdings a Colorado Company– Mr. George Zuckero

Mr. Zuckero was out of the office prior to the site visit so Sullivan Transfer's Office Manager described the facilities operations and maintenance on his behalf. In addition, Vern McIlwain of Thermoretec, the groundwater treatment plant operator was contacted for general site-wide operational information. Based on the phone interviews with current property owners representatives and Thermoretec Inc., site maintenance and operational changes to the concrete capped area were limited. The following activities were performed:

- Portions of capped areas within Palletized property were painted to delineate parking spaces;
- Additional areas of the Palletized property were paved including areas adjacent to the northern and southern portion of the cap in the southeast area;
- Trees planted in conjunction with capping activities have been removed;

URS Corporation  
9801 Westheimer, Suite 500  
Houston, TX 77042  
Tel: 713.914.6699  
Fax: 713.789.8404

9440249





- Additional warehouse facilities for American Warehouses, Inc. have been constructed and are operational outside of cap limits; and
- Sullivan Transfer has purchased the former Nations Way property. This facility continues to operate as a warehouse and trucking facility but is outside the limits of the concrete cap.

### Site Inspection and Proposed Maintenance Activities

A site inspection of the concrete cap was performed on November 2, 2001. As previously described, the current site owners and or representatives were contacted prior to the inspection and interviewed concerning the past year's operations and maintenance activities.

The condition of the concrete cap at the site in both the southeast and southwest areas is generally very good. No significant cracking (ie. cracking other than what is typically associated with curing) or spalling was observed. The joint systems appear to be primarily intact and functioning as designed. The attached photos are indicative of typical concrete cap conditions. Inspection of the exterior of on-site manholes and the stormwater detention basin was performed and the typical condition is depicted in the attached photos. Review of the interior of the stormwater inlets indicates that there has been some sediment buildup in the boxes but flow into the storm drainage pipes appears to be unobstructed.

Based on the results of the property owner conversations and the site inspection limited additional maintenance should be performed at the site. As indicated in Photo 10, approximately 6 inches of joint material in the southeast area has become dislodged. This minor maintenance issue will not affect the performance of the design remedy with respect to the ability provide the protection specified by the ROD. By copy of this letter report, the appropriate property owners are notified of this maintenance issue.

This letter serves to certify that the remedy continues to provide the protection specified by the ROD for the site.

If you have any questions or would like additional information concerning the site inspection please contact either Kristine Hinesley or Troy Hopper at 713-914-6699.

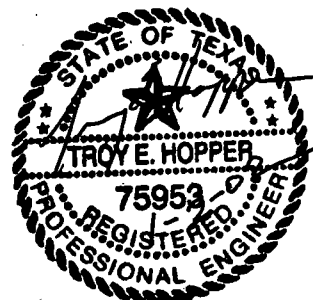
Sincerely,  
URS Corp.

Kristine Hinesley, E.I.T.  
Project Engineer

Troy E. Hopper, P.E.  
Vice President

### Attachments

cc: James Sher, P.E. – TNRCC  
Mike King – Palletized Trucking, Inc.  
A. V. Hartman – American Warehouses, Inc.



**Project Name/ Client:**  
South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**  
South Cavalcade

URS 18804-421-012

**Photo No.**  
1

**Date:**  
11-02-01

**Direction Photo Taken:**

To the west.

**Description:**

Photo shows on-site tire shop and typical condition of cap pavement and joint system. In basin 4 of the southeast area at the approximate location of cap and pavement.



**Photo No.**  
2

**Date:**  
11-02-01

**Direction Photo Taken:**

To the north.

**Description:**

Photo shows basin 4 of southeast area concrete and joints.





## SITE PHOTOGRAPHS

**Project Name/ Client:**

South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**

South Cavalcade

URS 18804-421-012

**Photo No.**

3

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the east.

**Description:**

Basin 4 concrete cap and  
joint. Photo also shows  
typical use of cap in  
southeast area.

**Photo No.**

4

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the north.

**Description:**

From basin 4 in southeast  
area along existing  
pavement and concrete  
cap edge at ramp.



**Project Name/ Client:**  
South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**  
South Cavalcade

URS 18804-421-012

**Photo No.**  
5

**Date:**  
11-02-01

**Direction Photo Taken:**

Towards the west.

**Description:**

At basin 4 and 3 interface along eastern property line in southeast area. Cap area shown is being used for storage.



**Photo No.**  
6

**Date:**  
11-02-01

**Direction Photo Taken:**

Towards the north.

**Description:**

At basin 3 in southeast area along slope pavement near property line. Concrete is in good condition.





## SITE PHOTOGRAPHS

**Project Name/ Client:**  
South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**  
South Cavalcade

URS 18804-421-012

**Photo No.**  
7

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards the north.

**Description:**

Photo taken along slope  
pavement in southeast  
area at the existing utility  
box location.



**Photo No.**  
8

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards the south.

**Description:**

From basin 3 in southeast  
area along property line.  
Photo shows slope  
paving.





## SITE PHOTOGRAPHS

**Project Name/ Client:**

South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**

South Cavalcade

URS 18804-421-012

**Photo No.**  
9

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards the south.

**Description:**

From basin 1 towards  
basin 2 in southeast area  
along the edge of existing  
pavement and concrete  
cap.



**Photo No.**  
10

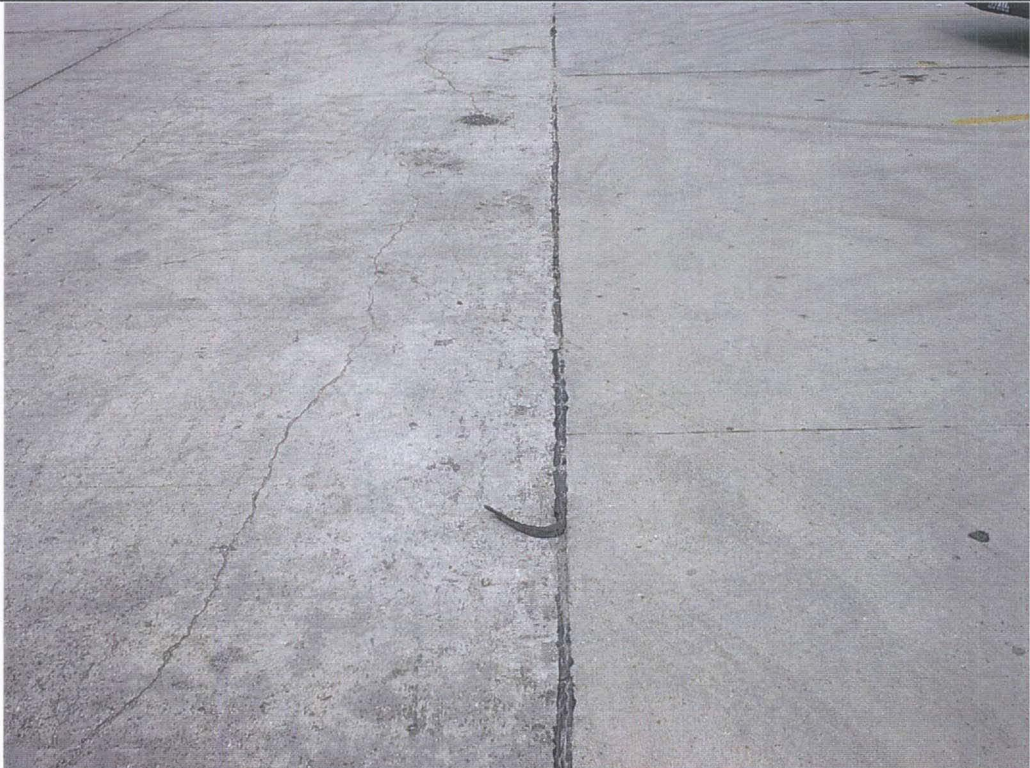
**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards the north.

**Description:**

Photo shows joint  
between concrete cap and  
previously existing  
concrete pavement in  
southeast area. The joint  
material has detached and  
come out of the joint.



**Project Name/ Client:**  
South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**  
South Cavalcade

URS 18804-421-012

**Photo No.**  
11

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards inlet.

**Description:**

Photo shows typical  
condition of stormwater  
inlets and concrete joint  
material surrounding  
inlets.



**Photo No.**  
12

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards the north.

**Description:**

From basin 2 towards  
basin 1. In southeast area.  
Photo shows stormwater  
inlet and condition of  
concrete cap (to the right).  
Joint system appears to  
be good repair.



**Project Name/ Client:**  
South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**  
South Cavalcade

URS 18804-421-012

**Photo No.**  
13

**Date:**  
11-02-01

**Direction Photo Taken:**

Towards the south.

**Description:**

From basin 2 towards basin 3 in southeast area. Photo shows concrete cap and existing pavement and stormwater inlet.



**Photo No.**  
14

**Date:**  
11-02-01

**Direction Photo Taken:**

Along cap.

**Description:**

Photo shows typical condition of manholes in southeast area.



**Project Name/ Client:**  
South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**  
South Cavalcade

URS 18804-421-012

**Photo No.**  
15

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards joint.

**Description:**

Photo shows typical joints  
of concrete cap. Some  
minor spalling has  
occurred at joints.  
Spalling pattern is typical  
of concrete construction.



**Photo No.**  
16

**Date:**  
11-02-01

**Direction Photo  
Taken:**

Towards the south.

**Description:**

Photo taken along existing  
pavement edge with  
concrete cap. Typical use  
of cap in southeast area  
for parking is shown.





## SITE PHOTOGRAPHS

**Project Name/ Client:**

South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**

South Cavalcade

URS 18804-421-012

**Photo No.**

17

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the south.

**Description:**

Similar to photo 16.  
Shows concrete cap and  
adjacent pavement in  
southeast area. Photo is  
taken from the northern  
end of basin 1.

**Photo No.**

18

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the south.

**Description:**

Photo shows slope  
pavement that connects to  
concrete cap at the  
northern end of concrete  
cap in the southeast area.





## SITE PHOTOGRAPHS

**Project Name/ Client:**

South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**

South Cavalcade

URS 18804-421-012

**Photo No.**

19

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the east.

**Description:**

Photo taken on the  
concrete cap in the  
southwest area. Photo  
shows protective bollards  
in the northeast corner of  
cap.

**Photo No.**

20

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the north.

**Description:**

Photo shows cracking  
along the edge of  
concrete cap towards  
stormwater inlet. Crack is  
along the concrete cap  
and is a typical of an  
contraction crack that  
occurred during curing.





## SITE PHOTOGRAPHS

**Project Name/ Client:**

South Cavalcade Long-Term O&M  
Annual Report

**Site Location:**

South Cavalcade

URS 18804-421-012

**Photo No.**

21

**Date:**

11-02-01

**Direction Photo  
Taken:**

Towards the south.

**Description:**

Photo taken along the  
western edge of concrete  
cap in the southwest area.  
Joint is in good condition.

**Photo No.****Date:**

11-02-01

**Direction Photo  
Taken:****Description:**

No Additional Photos for This Area.